



**Board of Commissioners of Cook County
Minutes of the Business and Economic Development Committee**

Tuesday, March 19, 2019

11:15 AM

**Cook County Building, Board Room
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Anaya, Britton, Lowry, Miller, Moore and Morrison (6)

Absent: Gainer, Deer and Morrison (3)

PUBLIC TESTIMONY

Vice-Chairman Anaya asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Mark Armstrong - Chicago Urban on Fine Arts Commonwealth

[19-2319](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 02/19/2019.

A motion was made by Commissioner Moore, seconded by Commissioner Morrison, to approve 19-2319. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore and Morrison (6)

Absent: Gainer, Deer and Morrison (3)

[19-1767](#)

Sponsored by: TONI PRECKWINKLE (President) and BRANDON JOHNSON, Cook County Board Of Commissioners

PROPOSED RESOLUTION

7415 ST. LOUIS LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: 7415 St. Louis LLC

Address: 10 Davis Drive, Bellwood, Illinois 60104

Municipality or Unincorporated Township: Village of Bellwood

Cook County District: 1

Permanent Index Number: 15-08-101-061-0000

Municipal Resolution Number: Village of Bellwood, Resolution Number 18-61

Number of month property vacant/abandoned: 80% of the building has been vacant since 3/1/2014 the building was 100% vacant for 10 days prior to purchase

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 15 full-time jobs and four (4) part-time jobs

Estimated Number of jobs retained at this location: Not applicable

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: TBD

Proposed use of property: Industrial use- fabricating, warehousing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Morrison, seconded by Commissioner Lowry, to recommend for approval 19-1767. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore and Morrison (6)

Absent: Gainer, Deer and Morrison (3)

19-1806

Sponsored by: TONI PRECKWINKLE (President) and JEFFREY R. TOBOLSKI, Cook County Board Of Commissioners

PROPOSED RESOLUTION

MIF 6620 RIVER (HODGKINS) LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: MIF 6620 River (Hodgkins) LLC

Address: 6620 River Road, Hodgkins, Illinois 60525

Municipality or Unincorporated Township: Village of Hodgkins

Cook County District: 16

Permanent Index Number: 18-22-304-004-0000 and 18-22-304-007-0000

Municipal Resolution Number: Village of Hodgkins, Resolution NO. 2018-9

Number of month property vacant/abandoned: One (1) month vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: To be determined

Estimated Number of jobs retained at this location: To be determined

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 40 construction jobs

Proposed use of property: Industrial use - warehousing, manufacturing and/or distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the

municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Morrison, seconded by Commissioner Britton, to recommend for approval 19-1806. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore and Morrison (6)

Absent: Gainer, Deer and Morrison (3)

19-1807

Sponsored by: TONI PRECKWINKLE (President) and JEFFREY R. TOBOLSKI, Cook County Board Of Commissioners

PROPOSED RESOLUTION

MIF 6600 RIVER (HODGKINS) LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: MIF 6600 River (Hodgkins) LLC

Address: 6600 River Road, Hodgkins, Illinois 60525

Municipality or Unincorporated Township: Village of Hodgkins, Illinois

Cook County District: 16

Permanent Index Number: 18-22-304-010-0000, 18-22-304-011-0000, 18-22-304-018-0000 and 18-22-304-021-0000

Municipal Resolution Number: Village of Hodgkins, Resolution No. 2018-08

Number of month property vacant/abandoned: 12 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: To be determined

Estimated Number of jobs retained at this location: To be determined

Estimated Number of employees in Cook County: Same as above

Estimated Number of construction jobs: 60 construction jobs

Proposed use of property: Industrial use - warehousing, manufacturing and/or distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the

municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Morrison, seconded by Commissioner Britton, to recommend for approval 19-1807. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore and Morrison (6)

Absent: Gainer, Deer and Morrison (3)

19-1965

Sponsored by: DONNA MILLER, Cook County Board Of Commissioners

PROPOSED ORDINANCE AMENDMENT

AN AMENDMENT TO CHAPTER 74, ARTICLE II, REAL PROPERTY TAXATION

WHEREAS, vacant properties can devastate a neighborhood and block, undermine neighbors' quality of life, and diminish the value of nearby properties; and

WHEREAS, they also cause severe fiscal damage to local governments, reducing local tax revenues while costing cities millions for policing, cleaning vacant lots, and demolishing derelict buildings; and

WHEREAS, most vacant buildings and houses are well maintained, but many are not and thousands can sit empty for years, abandoned by their owners, deteriorating to the point where they cannot be reused without major rehabilitation with many ultimately demolished, leaving vacant lots in their place; and

WHEREAS, besides their impact on social and economic conditions, vacant, abandoned properties have a devastating effect on the fiscal condition of their cities, towns, and counties; and

WHEREAS, not only do they pay little in property taxes and generate little revenue for the city or county when sold at tax sales, but they further reduce property tax collections by millions of dollars by devaluing neighboring properties; and

WHEREAS, among the County's tools to assist in jumpstarting economic development and turning communities around are tax incentives; however, owners of vacant property, who receive said incentives should not be able to indefinitely benefit from them without developing and re-purposing such properties;

NOW THEREFORE, BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 74 - Taxation, Article II - Real Property Taxation, Division 2 - Classification System for Assessment, Section 74-73, of the Cook County Code is hereby amended as follows:

Sec. 74-73. - Revocation or cancellation of incentive classification.

(a) The following Incentive Classifications are subject to revocation herein: Class 6b (special circumstances); Class 6b TEERM; Class 6b SER; Class 7a; Class 7b; Class 7c; Class 8; and Class 8 TEERM.

(b) The incentive may be revoked under the following circumstances:

(1) By rule, as provided by the Assessor; or

(2) By the County Board by Resolution or Ordinance, which is based on a report from the Bureau of Economic Development that has been approved by the Economic Development Advisory Committee of the County; or

(3) By the County Board by Resolution or Ordinance at the request of the Municipality by submission of a Municipal Resolution or Ordinance; ~~and or~~

(4) By request of the taxpayer to cancel; or

(5) Beginning in the 2019 assessment year and subsequent assessment years, absent an affidavit documenting the stage of leasing, development or sale and by finding of the Bureau of Economic Development or by the Assessor that Abandoned or Vacant property as defined in this code that have received property tax incentives as classified in Sec. 74-73 (a) for two consecutive tax years and title holder(s) have failed to lease, develop or sell said property in such time period or is found to be in noncompliance with The Cook County Vacant Building Ordinance for more than sixty calendar days, a one year suspension of the incentive will be incurred followed by full revocation in the second year if not remedied.

(c) A basis for revocation pursuant to Section 74-73(b)(2) or (b)(3) above includes, but is not limited to, the following:

- (1) Failure to comply with the requirements of Section 74-71 or 74-72;
- (2) Delinquency in the payment of any property taxes administered by Cook County or by a local municipality; or
- (3) Inaccuracies or omissions in documents submitted by the taxpayer, including, but not limited to, the application and the Economic Disclosure Statement.

In case of revocation, ~~or cancellation,~~ or suspension the Incentive Classification shall be deemed null and void for the tax year in which the incentive was revoked, ~~or cancelled,~~ or suspended as to the subject property. In such an instance, the taxpayer shall be liable for and shall reimburse to the County Collector an amount equal to the difference in the amount of taxes that would have been collected had the subject property been assessed as a Class 5 property and the amount of taxes collected under the Incentive Classification as determined by the Assessor.

Effective date: This ordinance shall be in effect immediately upon adoption

A motion was made by Commissioner Morrison, seconded by Commissioner Miller, to accept as substituted 19-1965. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore and Morrison (6)

Absent: Gainer, Deer and Morrison (3)

A motion was made by Commissioner Morrison, seconded by Commissioner Miller, to recommend for deferral as substituted 19-1965. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore and Morrison (6)

Absent: Gainer, Deer and Morrison (3)

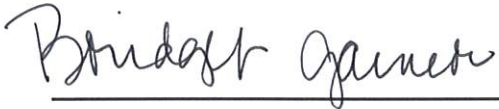
ADJOURNMENT

A motion was made by Commissioner Britton, seconded by Commissioner Morrison, to adjourn the meeting. The motion carried by the following vote:

Ayes: Anaya, Britton, Lowry, Miller, Moore and Morrison (6)

Absent: Gainer, Deer and Morrison (3)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.